

# City of Lynchburg Comprehensive Plan 2002-2020

## Table of Contents

**CHAPTER 1 Introduction**

- A New Plan for the City . . . . .1.1
- Planning in Two Phases . . . . .1.1
- A Community-Based, Vision-Driven Process . . . . .1.2
- Planning Authority . . . . .1.5
- Plan Organization . . . . .1.6

**CHAPTER 2 Vision & Goals**

- The Vision . . . . .2.1
- Plan Goals . . . . .2.6

**CHAPTER 3 Planning Context**

- Introduction . . . . .3.1
- Total Population . . . . .3.1
- Demographic Characteristics . . . . .3.3
- Income Levels . . . . .3.6
- Existing Land Use . . . . .3.6
- Market Trends . . . . .3.9

**CHAPTER 4 Plan Framework**

- Introduction . . . . .4.1
- Context & Recommendations . . . . .4.1
  - City Gateways . . . . .4.1
  - Resource Conservation Areas . . . . .4.3
  - Revitalization Areas . . . . .4.5
  - Corridor Study Areas . . . . .4.11
  - Neighborhood Conservation Areas . . . . .4.16
  - Planned Development Areas . . . . .4.19
  - Business/Technology & Employment Areas . . . . .4.22
  - Scenic Conservation Areas . . . . .4.26

**CHAPTER 5 Citywide Land Use & Development**

- Introduction . . . . .5.1
- Context & Recommendations . . . . .5.1



**Table of Contents**

	Future Land Use . . . . .	5.1
	Description of Future Land Use Categories . . . . .	5.2
	Regional Land Use Issues . . . . .	5.7
	Land Use Management Data Systems . . . . .	5.8
	Areas Plans & Studies . . . . .	5.8
	Improvements to Land Use Management Ordinances . . . . .	5.9
	Goals, Objectives & Strategies . . . . .	5.12
<b>CHAPTER 6</b>	<b>Design, Character &amp; Quality</b>	
	Introduction . . . . .	6.1
	Context & Recommendations . . . . .	6.1
	Good Design Is Good for Business & the Community . . . . .	6.1
	Lynchburg Citizens Support Good Design . . . . .	6.3
	Types of Existing Site & Building Design Standards . . . . .	6.16
	Obtaining Good Design in Lynchburg . . . . .	6.18
	City Gateways . . . . .	6.20
	Public Investments . . . . .	6.20
	Crime Prevention Through Environmental Design (CPTED) . . . . .	6.21
	Goals, Objectives & Strategies . . . . .	6.21
<b>CHAPTER 7</b>	<b>Economic Development &amp; Redevelopment</b>	
	Introduction . . . . .	7.1
	Context & Recommendations . . . . .	7.4
	Goals, Objective & Strategies . . . . .	7.6
<b>CHAPTER 8</b>	<b>Downtown &amp; Riverfront Master Plan 2000</b>	
	Introduction . . . . .	8.1
	Context & Recommendations . . . . .	8.2
	Goals, Objective & Strategies . . . . .	8.3
<b>CHAPTER 9</b>	<b>Commercial &amp; Employment Areas</b>	
	Introduction . . . . .	9.1
	Context & Recommendations . . . . .	9.1
	Commercial Districts . . . . .	9.1
	Employment Districts . . . . .	9.3
	Goals, Objectives & Strategies . . . . .	9.5
<b>CHAPTER 10</b>	<b>Neighborhoods &amp; Housing</b>	
	Introduction . . . . .	10.1
	Context & Recommendations . . . . .	10.1
	Neighborhood Partnership . . . . .	10.1
	Neighborhood Fabric . . . . .	10.2
	Housing Market Conditions and Opportunities . . . . .	10.3

	Protecting Traditional Neighborhoods . . . . .	10.4
	Improving Housing Conditions . . . . .	10.8
	Mixed Use Residential Development . . . . .	10.8
	Special Needs Housing . . . . .	10.10
	Goals, Objectives & Strategies . . . . .	10.10
<b>CHAPTER 11</b>	<b>History, Culture, Education &amp; the Arts</b>	
	Introduction . . . . .	11.1
	Context & Recommendations . . . . .	11.1
	History & Culture . . . . .	11.1
	Education . . . . .	11.8
	The Arts . . . . .	11.9
	Goals, Objectives & Strategies . . . . .	11.10
<b>CHAPTER 12</b>	<b>Natural Systems</b>	
	Introduction . . . . .	12.1
	Context & Recommendations . . . . .	12.2
	Geology, Topography & Soils . . . . .	12.2
	Water Resources . . . . .	12.2
	Air Quality & Noise Issues . . . . .	12.4
	Understanding the Value of Natural Systems . . . . .	12.4
	Evaluating Human Activities . . . . .	12.5
	Resource Management & Protection . . . . .	12.5
	A Regional Approach . . . . .	12.7
	Goals, Objectives & Strategies . . . . .	12.8
<b>CHAPTER 13</b>	<b>Parks &amp; Recreation</b>	
	Introduction . . . . .	13.1
	Context & Recommendations . . . . .	13.1
	Park & Facility Improvement . . . . .	13.1
	Shared Use of Facilities . . . . .	13.2
	Park Master Plans . . . . .	13.2
	Greenways . . . . .	13.3
	Bikeways . . . . .	13.3
	Water Recreation . . . . .	13.3
	Funding . . . . .	13.3
	Goals, Objectives & Strategies . . . . .	13.4
<b>CHAPTER 14</b>	<b>Transportation</b>	
	Introduction . . . . .	14.1
	Context & Recommendations . . . . .	14.2
	Transportation Planning Efforts . . . . .	14.2
	Transportation Master Plan . . . . .	14.3

**Table of Contents**

Roadway Design . . . . .14.3  
Transportation Improvements . . . . .14.4  
Rail Service . . . . .14.5  
Lynchburg Regional Airport . . . . .14.5  
Goals, Objectives & Strategies . . . . .14.6

**CHAPTER 15 Public Utilities**

Introduction . . . . .15.1  
Context & Recommendations . . . . .15.1  
    Water Treatment & Distribution . . . . .15.1  
    Wastewater Collection & Treatment . . . . .15.3  
    The Combined Sewer Overflow (CSO) Project . . . . .15.4  
    Stormwater Management . . . . .15.5  
    Solid Waste . . . . .15.6  
Goals, Objectives & Strategies . . . . .15.7

**CHAPTER 16 Public Facilities**

Introduction . . . . .16.1  
Context & Recommendations . . . . .16.1  
    Level of Services . . . . .16.1  
    Consolidation of Services . . . . .16.2  
    Educational Facilities . . . . .16.2  
    Health Care . . . . .16.3  
    Police, Fire & EMS . . . . .16.3  
    Libraries & Museums . . . . .16.5  
Goals, Objectives & Strategies . . . . .16.6

**CHAPTER 17 Implementation**

Introduction . . . . .17.1  
    Third Phase of Plan Preparation: Setting Priorities . . . . .17.1  
    Remaining Strategies: Next Priority & Policy Guidance . . . . .17.3  
How to Amend the Plan . . . . .17.4  
What Citizens Can Expect to See & How They Can Use the Plan . . . . .17.5  
The Implementation Matrix . . . . .17.5  
Monitoring Implementation: Is the City Meeting its Goals? . . . . .17.8